



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

03/25/2010 Minutes

March 25, 2010
 Whittemore Robbins House

Final and Approved Minutes

Commissioners

Present: B. Cohen, A. Frisch, M. Kramer, D. Levy, S. Makowka,
 T. Smurzynski, J. Worden

Commissioners

Not Present: M. Logan, M. Penzenik, M. Potter

Guests: N. Mishkin, J. Mishkin, D. Baldwin, D. King

1. AHDC Meeting Called to Order by S. Makowka, Chairman. 8:00pm
2. Appointment of alternate Commissioners to Central Street Historic District: B. Cohen, S. Makowka, D. Levy, T. Smurzynski; Mt Gilboa/Crescent Hill Historic District: B. Cohen, A. Frisch, S. Makowka, D. Levy, T. Smurzynski; Russell Historic District: A. Frisch, B. Cohen, T. Smurzynski
3. Approval of minutes from February 25, 2010 meeting moved by S. Makowka, seconded by T. Smurzynski, voted unanimously.
4. Communications
 - a. Call re: Brattle Street renovation (referred to AHC)
 - b. E-mail re: garage door replacement (referred to guidelines)
 - c. Selectmen's office re: Commissioner recommendations – D. Baldwin and J. Nyberg - forwarded to BOS. Will contact Jason/Gray Commissioners regarding continued interest.
5. New Business

Hearings 8:20pm

 - a. Continuation of Formal Hearing re: 7 Central Street for sign installation. Applicant submitted revised proposal with different dimensions for sign, and Signmaker brought samples of sign materials. D. Levy talked about separating materials and design. New proposal is for a smaller sign. J. Worden added that location is the third concern. D. Levy is more in favor of moving it down. S. Makowka feels getting rid of balls on top makes it better. His observation is that there is still slightly industrial look, with framing around panels. Tenant panels are sharp rectangles, 3" x 18", in thick panels. Face of PVC is smooth, but rounding edges would create a rougher texture, probably not able to be noticed. Will make sign black (flat not shiny). B. Cohen moved that the Central Street Historic District approve the proposal for a sign in front of the building at 7 Central street with dimensions and materials shown on revised drawings presented on 3/25/10 with the panel showing the numeral "7" to be raised to the same level as the PVC tenant signs and that the numeral "7" will be carved in rather than raised. Seconded by D. Levy. D. Levy moved to amend the motion to say that either location discussed would be acceptable, although closer to the actual entrance would be preference, seconded by S. Makowka, amendment voted unanimously, Motion as amended seconded by D. Levy, approved unanimously. Monitor appointed: B. Cohen. S. Makowka noted for the record that this is a commercial building and thus a unique situation and that a non-wood sign would not be appropriate for other locations in an historic district.
 - b. Formal Hearing re: 10 Montague Street (Jirak) re: garage renovations. New railings for deck atop garage roof to match the front porch railings. Cinderblock garage with flat roof with rubber roof which is leaking. Deck needs to

come off and it needs to be graded. Rebuilding the deck the way it was, replacing the railing system. Decking material – right now it is fir. Rotting from underneath. Need to solve drainage problem and have something to last.

Would like to put something down instead of fir. D. Levy would be inclined to allow a composite material. You would only see the edge from the street. S. Makowka moved approval of replacement of existing railing system around deck with materials as shown in application to match existing front and porch railing systems and deck material be acceptable in fir/mahogany. Seconded by D. Levy. Approved unanimously. A. Frisch appointed monitor.

c. Informal Hearing, 38 Russell for A/C condenser installation (request for 10 day certificate approval). S. Makowka did site visit, location behind bump-out and fairly large, visible walking along Russell Street. Behind dog house and chain link fence. Only question is whether we'd require screening. Screening might draw eye more than the bit of the condenser that would stick out. D. Levy felt he should leave screening options up to applicant. Has to be 1 foot off walls. D. Levy moved that the proposed change is so insubstantial in its effect on the historic district that it qualifies for a 10 day COA. Seconded by B. Cohen. Approved 10 day motion unanimously. J. Worden wants it noted that unscreened condition only allowed because of obscure location. S. Makowka agreed and noted that normally we have required screening. M. Kramer moved that the Russell Historic District Commission, having fully reviewed the application before it, finds that the project under consideration for installation of the a/c condenser unit, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district. Since the effect of the change will be insubstantial to the building and the district, it is determined that a public hearing can be dispensed with, and a certificate issued after abutters have been notified and a ten day period for comments has passed. Seconded by J. Worden. Unanimously approved. Second question about replacing windows – currently triple track want to replace with Pella, wood muntin permanently affixed. Metal storms presently all single pane, want 2 over 2. Since this has not been advertised, would this qualify for a 10 day certificate?

A. Frisch has concern that precedent will be set for assertion that window changes are insubstantial. B. Cohen said this should not be a 10 day and we are encountering lots of people coming in for replacement windows. She feels we need a full hearing. All agreed and suggested applicant come in next month for COA. Monitor appointed: M. Kramer

d. Informal Hearing, 12 Elder Terrace (King) re: garage replacement. David King, architect, attended to get idea of Commissioners' preferences. Site is sloping down. Working with landscape architect to make space in back of garage. Present location is on property line right now or possibly encroaching onto neighbor's yard. Location on property line requires fireproof exterior. Pick up slopes of house roof and make simple garage with carriage house doors with little façade on back side. Side is very visible and front is on the street. J. Worden suggested that they could pull the garage further back. Peak on proposed building considerably taller than current building. If you set it back 5 or 6 feet it might keep it in better relation to the house. In the few instances we've allowed hardy plank we ask not to use the type with faux wood grain. Other applications have been set back from street in a less visible location.

Mimicking house and picking up detail is nice. Picking up detail in the eve would be OK, but simpler version of house. Filling in with molding around doors rather than narrow pieces of clapboard would be an improvement also.

e. Informal Hearing, 17 Russell Street (Makowka) re: railings. S. Makowka turned chair over to B. Cohen. S. Makowka showed front steps of house with 3" thick pipes for railing. The steps are steep so they want something there to hang onto. Granite steps, then level area; and then wood stairs in to house. They got approval to put handrail in back in 2000. Want to go a little more upscale with steel formed metal rail. Very traditional and straightforward.

Two posts, one at top, one at bottom and hand rail painted black. Two on steps at top and 2 on granite down below.

A. Frisch moved that this is an insubstantial effect on the district and that it qualifies for a 10 day certificate, seconded by T. Smurzynski. Approval for 10 day certificate unanimously granted. J. Worden moved that the Russell Historic District, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith, will be in harmony and not incongruous with the historical and architectural values of the district. Since the effect of the change will be insubstantial in its effect on the district, a public hearing can be dispensed with, and a certificate issued, after abutters have been notified and a ten day period for comments has passed. Seconded by M. Kramer. Approved unanimously.

Meeting adjourned 9:57pm

6. Other Business

a. State Ethics Exam Update – all members are urged to take online exam by April 1 and notify Town of completion.

b. Discussion of Fees for AHDC Projects- postponed

c. David Baldwin, potential New Commissioner, attended

d. Balloon test by Verizon. B. Cohen noted that she was driving down Pleasant Street and that she did not see balloon until she got to the bridge. You'll definitely see from Route 2 when descending the hill. S. Makowka had called the consultant from Verizon and she didn't know they were doing a balloon test.

7. Old Business

a. Preservation Loan Program Update

b. Outreach to Neighborhoods & Realtors -

c. Status of New Commissioners – S. Makowka

6. REVIEW OF PROJECTS

1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA

2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
3. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-CONA
4. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
5. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
6. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
7. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
8. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
9. 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
10. 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
11. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
12. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
13. 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)
14. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
15. 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
16. 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
17. 46 Westminster Ave. (Surratt – 07-15M) – Makowka – CONA (Porch Repair)
18. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
19. 72 Westminster Ave. (Coleman – 07-19M) – Makowka – COA (Windows)
20. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
21. 157 Lowell St. (Stevens – 07-21M) – Makowka – CONA (Porch)
22. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
23. 182 Westminster Ave. (Meikle – 07-24M) – Makowka – CONA (Roof, Doors, Windows)
24. 72 Crescent Hill Ave. (Lamont – 07-30M) – Cohen – COA (Window, Structure Removals)
25. 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Wood Gutters & Fascia)
26. 20 3 Westmoreland Ave. (Canty & Eng – 07-35M) – Makowka - COA (Fence)
27. 36 Jason Street (Smith – 07-37P) – Makowka – CONA (Wood Fascia & Shingles)
28. 151 Lowell Street (Wyman – 07-40M) – Logan – COA (Garage)
29. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
30. 40 Westminster Ave. (Fairfield – 07-49M) – Makowka – CONA (Siding, Door, Windows, Trim and Chimney – matching materials)
31. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
32. 26-28 Jason St. (Angelakis – 07-54J) – Cohen – COA (Garage, Wall)
33. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
34. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
35. 188 Pleasant St. (Snyder – 07-58P) – Frisch – COA (Fence & Porch Gate)
36. 754 Mass. Ave. (Vorlicek – 07-59J) – Makowka – 10 Day COA (Windows)
37. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
38. 106 Westminster Ave. (Bergeron – 08-03M) – Makowka – CONA (Windows)
39. 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
40. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
41. 160 Westminster Ave. (Jackson – 08-11M) – Hindmarsh - COA (Rear Addition on House)
42. 26 Academy Street (Wright – 08-19P) – Cohen - COA (Deck, Landscaping)
43. 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
44. 9 Westminster Ave. (Covenant Church – 08-21M) – Makowka - CONA (Roof)
45. 75 Pleasant Street (Congregational Church – 08-30P) – Makowka – COA (Stairway, Deck, Door)
46. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
47. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
48. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
49. 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding removal)
50. 14-16 Prescott St. (Bouboulis – 08-36P) – Frisch – COA (siding removal, clapboard repair)
51. 3 Westmoreland Ave. (Canty/Eng – 08-39M) – Logan – COA (ac vent, screening)
52. 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
53. 54 Academy St. (Davis – 08-41P) – Penzenik – COA (porch, roof, windows)
54. 21-23 Central St. (Mitchell/Dyer – 08-44C) – Frisch - COA (rear addition, stair, landing, roof)
55. 393-395 Mass. Ave. (Barkan – 08-45B) – Frisch - 10 Day COA (Shutters)
56. 81 Westminster Ave. (Lemire – 08-46M) – Penzenik – COA (Porch & Railings)
57. 147 Lowell Street (Nyberg – 08-47M) – Smurzynski – COA (Siding Removal & Repair)
58. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
59. 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)
60. 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
61. 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
62. 28 Academy Street (Rehrig – 09-05P) – Makowka – COA (Chimney, Porch, AC Units, Door)
63. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
64. 187 Lowell Street (JK Construction – 09-07) – Cohen/Makowka – COA (New House, Old House)
65. 18 Wellington Street (Morrison – 09-09P) – Makowka – CONA (Porch Repair)
66. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)

67. 215 Pleasant Street (Gruber – 09-11P – Levy – COA (Shed)
68. 160 Westminster Ave. (Jackson – 09-12M) – Hindmarsh – COA (Addition Revision)
69. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
70. 7 Westmoreland Ave. (Levy – 09-16M) – Makowka – COA (Wall, Driveway, Fence)
71. 3 Westmoreland Ave. (Canty/Eng – 09-17M) – Makowka – CONA (Driveway)
72. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
73. 187 Lowell (JK Construction – 09-21M) – Cohen/Makowka – COA (New House)
74. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
75. 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
76. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
77. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
78. 22 Montague Street (Sparks – 09-27M) – Makowka – 10 Day COA (Porch Repairs)
79. 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
80. 3 Westmoreland Ave. (Eng/Canty – 09-30M) – Makowka – CONA (fence)
81. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
82. 79 Crescent Hill Ave. (Diaz – 09-32M) – Makowka – CONA (Rear Window)
83. 135 Pleasant Street (Doona & Irvington Trustees – 09-34P) – Makowka – 10 Day COA (Door)
84. 54 Westminster Ave. (Selig – 09-35M) – Makowka – 10 Day COA (Roof Overhang)
85. 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch-Chimney-Cap)
86. 204 Pleasant Street (Sirah RT – 09-39P) – Penzenik – COA (Rear Façade Changes)
87. 82 Westminster Ave. (Ivers – 09-40M) – Makowka & Cohen – COA (New House Construction)
88. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
89. 23 Jason Street (Leary – 09-42J) – Makowka – CONA (Roof)
90. 50 Academy Street (Barrett – 09-43C) – Makowka – CONA (Chimney, Shutters, Gutters, Facia)
91. 148-152 Pleasant Street (White – 09-44P) – Makowka – CONA (Clapboard Siding Repair)
92. 14 Avon Place (Harding – 09-45A) – Makowka – CONA (Back Door, Stairs, Bulkhead)
93. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
94. 18 Central Street (Berlinski – 09-47C) – Makowka – CONA (Roof)
95. 17 Russell Street (Makowka – 09-48R) – Cohen – COA (Front Door Window)
96. 14 Avon Place (Harding – 09-49A) – Cohen – CONA (Windows)
97. 14 Avon Place (Harding – 09-50A) – Cohen – COA (Deck, Stairs, Railings, Doors)
98. 15A Avon Place (Burke – 10-01A) – Makowka – CONA (Gutters, Downspouts, Soffits, Porch, Facias, Windows)
99. 14 Avon Place (Harding – 10-02A) – Cohen – COA (Windows)
100. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Kramer – COA (Porch)
101. 15A Avon Place (Burke – 10-04A) – Frisch – COA (Windows)
102. 88 Westminster Ave. (Ryan – 10-05M) – Makowka – CONA (Windows on Rear of House)

Meeting Adjourns

Carol Greeley

Executive Secretary

cc: HDC Commissioners

Arlington Historical Commission, JoAnn Robinson and Richard Duffy, Co-Chairs

Building Inspector, Mr. Michael Byrne

Building Dept., Richard Vallarelli

Planning Dept. and Redevelopment Board, Ms. Carol Kowalski

Massachusetts Historical Commission

Town Clerk

Robbins Library

MIS Department